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BEFORE THE SHORELINES HEARINGS BOARD  
STATE OF WASHINGTON

NORTHLAKE MARINE WORKS, INC.,	)	
	)	SHB NO. 92-16
Appellant,	)	
	)	
v.	)	ORDER GRANTING
	)	SUMMARY JUDGMENT
CITY OF SEATTLE and LAKE	)	
WASHINGTON ROWING CLUB,	)	
	)	
Respondents.	)	

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Oral argument was heard by the Washington State Shorelines Hearings Board on June 6, 1992, in Lacey, Washington, on the Motion of Lake Washington Rowing club for Summary Judgment to Dismiss the Request for Review of a Conditioned Shoreline Substantial Development Permit issued to Ben Porter, by the City of Seattle on March 30, 1991. The permit was to establish and construct a 12,000 square foot, two-story warehouse for boat storage and boat clubhouse on Lake Union for a private rowing club. The Conditions to the permit were for the responsible party to submit a binding site plan agreement to be reviewed and approved by the Land Use Specialist; and to submit a recorded covenant providing the required amount of parking [ . . . ] and demonstrate that such parking shall be available to serve the life of the development.

The request for review was filed by appellant Northlake Marine Works, Inc.

Present for the Shorelines Hearings Board were Board Members Annette S. McGee, presiding, Chairman Harold S. Zimmerman, Steve Morrison, and Kyle Crews, and Administrative Law Judge John Buckwalter as Legal Advisor. Louise M. Becker of Gene Barker and Associates recorded the proceedings.



6. The June 2, 1992, Memorandum of City of Seattle in Support of Summary Judgment; and

## 7. The City of Seattle's Shoreline Master Program.

## II

Having reviewed the foregoing and heard oral argument of all parties on June 6, 1992,  
the Board concludes:

**That there are no material facts in dispute;**

That the lot to be developed by Lake Washington Rowing Club is an upland lot in the Urban Stable Zone; and

That neither the Washington Shorelines Management Act nor the Seattle Municipal Code, section 23.60.160 G., require public access, a comprehensive plan for public access, or view corridors, SMP 23.60.162, .636.

The Board further concludes that Lake Washington Rowing Club is entitled to Summary Judgment, dismissing the Request for Review.

Based on the foregoing, the Board makes the following

ORDER

The Motion of Lake Washington Rowing Club for Summary Judgment is granted, and the Request for Review filed by Northlake Marine Works, Inc., is hereby DISMISSED.

SO ORDERED this 16th day of July, 1992.

SHORELINES HEAIRNGS BOARD

Annette S. McGee  
ANNETTE S. MCGEE, Presiding

Harold S. Zimmerman  
HAROLD S. ZIMMERMAN, Chairman

Nancy Burnett  
NANCY BURNETT, Member

Kyle J. Crews  
KYLE J. CREWS, Member

Steven W. Morrison  
STEVEN W. MORRISON, Member

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